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Building Committee Minutes 12-03-2002

APPROVED

**TOWN OF ARLINGTON
 MINUTES
 PERMANENT TOWN BUILDING COMMITTEE
 TUESDAY, DECEMBER 3, 2002**

PRESENT: William Shea, Vice Chair Robert Juusola
 Nancy Galkowski Suzanne Owayda
ABSENT: John Cole Kathleen Donovan
 Thomas Caccavaro Charles Stretton
PARTICIPANTS: David Kale, Arlington Public Schools
 Stefan Chaires, DRA
 Michael Black, Castagna Construction
 Richard Maimone, Director – Arlington Fire
 David Finney, Design Partnership of Cambridge Inc.
CALL TO ORDER: 7:30 p.m.

Please note the absence of a quorum.

PEIRCE SCHOOL UPDATE

- Mr. Black reported that he believed that Castagna Construction had complied with everything in order to obtain at the least a temporary certificate of occupancy. Mr. Black sent a letter to the Building Inspector requesting a final inspection. He noted that the punch list is 80% complete.
- Some of the new issues include the installation of the sod. During the recent snowfall, sledding occurred where the sod was installed. That area has since been taped off, and the landscaper notified. Mr. Black was hoping the town could do something to improve the situation. Another new issue is that the electrical contractor (Tinker) went out of business last week. Mr. Black noted that they did have final approval on the electrical inspection and that the electrical contractor's remaining items were basically punch list items. The larger issue remains, however, of the \$25,000 credit.
- Mr. Black noted also that there was a problem with the gas meter today which resulted in no heat at the Peirce for a short time. He was concerned that the town did not have the building on an alarm system. According to Mr. Kale, all the rest of the school buildings are on an alarm system to which Peirce will be connected.
- The pay requisition was submitted to the committee by Mr. Chaires. Because there was no quorum, the committee will meet briefly as soon as possible to approve the pay application. Also,
- Mr. Chaires mentioned that there were a lot of issues with regard to outstanding change order items and items rejected by DRA that are being done under protest.
- The Peirce move-in date is set for Saturday, December 14th. Students will move in on January 2nd. The principal has sent a letter of notification to the parents about the new school opening and has included a request to parents and children to stay off the new sod.
- Mr. Chaires will investigate the issue of Nstar rebates. According to Mr. Shea, the project documents specified a premium efficiency motor which would entitle the town to a \$200.00 rebate. The motor currently in place is not what was called for in the specs.

PARK CIRCLE FIRE STATION UPDATE

- Ms. Galkowski reported that the Selectmen had discussed the status of the proposed fire station at Park Circle. The decision was to go forward with the design phase only of the facility and wait to see what happens as the budget develops before going ahead with the bidding process.

THOMPSON & STRATTON UPDATE

- The architectural firm (Design Partnership of Cambridge Inc.) has begun the application process with the School Building Assistance Bureau for the design for the Thompson and Stratton. Architect David Finney said that while the pace will have to be accelerated, they are on schedule with the submission process. The architects will need to have a clear understanding of the scope
- of what needs to be done for phase one of the project, and Mr. Finney will meet with Kathleen Donovan to clarify those issues as soon as possible.
- After some discussion, it was decided that the town should present a full SBA submission (full working drawings) rather than a deferred status submittal. The committee will vote on that issue at its next meeting on December 17th.

- On behalf of the committee, Mr. Juusola will send a notice to proceed to the architects. The total architect's fee will be addressed at another meeting. Mr. Finney will send a draft of his contract to Town Counsel for his review.
- It will be necessary to schedule a special town meeting (May 14) before June to authorize funding.
- With regard to the feasibility grant for the green schools, Chris Granda of Sustainable Arlington said there were parents from the Thompson and the Stratton who would be willing to help with that process.

DALLIN UPDATE

- Ms. Owayda distributed copies of a recent School Committee motion which recommends that the PTBC delay the restart of the final design plans for the Dallin School until at least late March or early April until there is more financial information available from the new governor's budget pertaining to SBAB funding and more information available from the Department of Revenue with regard to how towns can fund school building projects. A news release regarding the School Committee's recent action was also issued.
- Mr. Granda said that he was still waiting to hear back on DRA's analysis for the development of the green design. Mr. Juusola said that technically DRA does not have authorization to do any work.

BRACKETT NOISE ISSUE

- Mr. Shea will purchase a CO² tester for the Brackett School. The CFM has been reduced to a quantity of air that is below what Mr. Shea thinks is necessary.
- According to Mr. Kale, John Maher suggested that the committee ask DRA what they plan to do about unit 2. In their memo of understanding, the issue is not clear.

ADJOURNMENT

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Marie Carroll